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CITY OF SAN JOSE
DEVELOPMENT SERVICES

June 27, 2007

Norman E. Matteoni

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Mr. Darryl Boyd
City of San Jose Planning
200 East Santa Clara Street
San Jose, CA 95113-1905

Re: *Comment on Coyote Valley Draft EIR for Assessor's Parcels 725-07-001, 002, 003, (Palm Avenue and Saso Residence Property); 725-10-010, 011, 012 and 014 (Riverside Road House with Cell Sites) and 725-10-019 and 022 (7.4 Acre Parcel and House)*

Dear Mr. Boyd:

I am writing on behalf of the Saso Family regarding the above properties within the Coyote Valley Specific Plan Area and make these points in regard to the above-mentioned properties concerning the Draft EIR for the Specific Plan.

1. The Saso home residence needs protection from noise from the proposed widening of Monterey Road. Not only does this property (first set of APNs above) include the Saso home residence, but a fruit stand. The Saso home residence has driveway access from Monterey Road with secondary access to Palm Avenue but close to existing Monterey Road. The fruit stand is served by access off of Palm Avenue. The Saso family wants to know that the access to the home is protected, as well as the access via the Palm Avenue intersection serving the fruit stand. It is the family's intention to continue their long standing fruit stand on an interim basis as long as they are able. But, a change of access at Palm can make the fruit stand unviable.

2. There is another residence at 9760 Monterey Road, which is the second set of APNs mentioned above; and again the family needs to be

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assured of appropriate access and noise protection to the residence, as well as access to the businesses off of Riverside Drive, which includes the truck stop, other rental properties, and cellular towers.

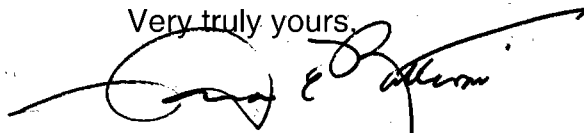
3. There appears to be a threat of a take of additional land along Coyote Creek for the 9760 parcel. The family asks whether this acquisition would affect the cellular towers that are under lease to various telephone companies. The income from these operations subsidize the farming that remains on the Saso property. In the 1970's, this property had 30% of the original lands taken for the Coyote River Parkway.

4. There is concern about the alternative to the Specific Plan in the EIR, which shows no development on the east side of Monterey Road north of Palm Avenue. These properties have been annexed to the City of San Jose long ago, and Parcels 725-10-019 and -022 have City zoning of TM. If the Specific Plan is not approved, the alternative should recognize this zoning and the family may pursue development similar to what is next door - CV Resort.

5. If the Coyote Valley Specific Plan is approved, is there a schedule of phasing development? These properties ought to have priority because they have been held the longest for studies over the years.

6. The Saso property should not be required to mitigate any loss of agricultural land for LAFCO or other public agencies, because its lands have been annexed to San Jose for over 48 years; and, although paying for services and promises made that date back to the 1960's for development, it has not received the benefit of those services to date.

Very truly yours,

A handwritten signature in black ink, appearing to read "Norman E. Matteoni", with a long, sweeping horizontal line extending to the right.

NORMAN E. MATTEONI

NEM:sd
Enclosure

cc: Ken Saso